

112.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

902,200 / 902,200

USE VALUE:

902,200 / 902,200

ASSESSED:

902,200 / 902,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		THESDA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YU DAN &	
Owner 2: XIE SHANCI	
Owner 3:	

Street 1: 6 THESDA ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: VALIZADEH JAVAD -	
Owner 2: MAKHBER SHIRIN -	
Street 1: 6 THESDA STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry: U
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 12,035 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1994, having primarily Vinyl Exterior and 2237 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod

101	One Family	12035	Sq. Ft.	Site	0	70.	0.62	6		Topo	-5			Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		12035.000	382,800		519,400	902,200				
Total Card		0.276	382,800		519,400	902,200	Entered Lot Size			
Total Parcel		0.276	382,800		519,400	902,200	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	403.27	/Parcel: 403.2	Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,800	0	12,035.	519,400	902,200	902,200	Year End Roll	12/18/2019
2019	101	FV	305,500	0	12,035.	512,000	817,500	817,500	Year End Roll	1/3/2019
2018	101	FV	305,500	0	12,035.	393,300	698,800	698,800	Year End Roll	12/20/2017
2017	101	FV	305,500	0	12,035.	371,000	676,500	676,500	Year End Roll	1/3/2017
2016	101	FV	355,500	0	12,035.	341,300	696,800	696,800	Year End	1/4/2016
2015	101	FV	351,900	0	12,035.	319,100	671,000	671,000	Year End Roll	12/11/2014
2014	101	FV	351,900	0	12,035.	293,800	645,700	645,700	Year End Roll	12/16/2013
2013	101	FV	351,900	0	12,035.	293,800	645,700	645,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALIZADEH JAVAD	64826-187		1/22/2015		625,000	No	No		
VALIZADEH DJAVA	55848-120		11/17/2010	Convenience		1	No	No	
TAYLOR BRIAN	28904-156		7/30/1998		300,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/1993	585		89,600					28X32 NEW HOUSE

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
8/25/2016	Sales Review	PT	Paul T
4/12/2016	SQ Returned	EMK	Ellen K
4/7/2009	Measured	372	PATRIOT
2/7/2000	Measured	264	PATRIOT
11/10/1994		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA			

Total AC/HA: 0.27629

Total SF/SM: 12035

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 519,397

Spl Credit

Total: 519,400

Database: AssessPro - FY2021

apro

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

2021



Patriot

Properties Inc.

User Defined

Prior Id # 1: 195189

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

